

Decision

Dispute Codes: MNR, MND, MNDC, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order as compensation for unpaid utilities / compensation for damage to the unit / compensation for damage or loss under the Act, regulation or tenancy agreement / retention of the security deposit / and recovery of the filing fee. The agent for the landlord participated in the hearing and gave affirmed testimony.

Despite being served by way of registered mail with the application for dispute resolution and notice of hearing, the tenant did not appear.

Issues to be decided

- Whether the landlord is entitled to any or all of the above under the Act, regulation or tenancy agreement

Background and Evidence

Pursuant to a written tenancy agreement, the original fixed term of tenancy was from January 1 to December 31, 2008. Thereafter, tenancy continued on a month-to-month basis. Rent in the amount of \$1,200.00 was payable in advance on the first day of each month. A security deposit of \$600.00 was collected near the start of tenancy. A move-in condition inspection and report were completed at the outset of tenancy.

Following provision of notice by the tenant, the tenancy ended February 28, 2010. The tenant did not participate in the completion of a move-out condition inspection and report, and failed to provide the landlord with a forwarding address.

A move-out condition inspection and report were completed by an agent of the landlord's. Further to unpaid utilities, the results of that condition inspection form the basis of the landlord's claim for compensation.

The particulars of the landlord's application and my findings are set out below.

Analysis

The full text of the Act, regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the landlord has established a claim of \$1,090.71, which is comprised as follows:

\$800.00: repair / replacement of closet mirror and countertop

\$50.00: broken blind veins

\$100.00: general cleaning required in the unit

\$90.71: unpaid hydro

\$50.00: filing fee

Sub-total: \$1,090.71

I order that the landlord retain the security deposit of \$600.00 plus interest of \$9.00 (total: \$609.00), and I grant the landlord a monetary order under section 67 of the Act for the balance owed of \$481.71 (\$1,090.71 - \$609.00).

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of \$481.71. Should it be necessary, this order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: August 16, 2010

Dispute Resolution Officer

